



GRASSROOTS

REALTY GROUP

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**112041 Range Rd 234
Nobleford, Alberta**

MLS # A2322679



\$1,450,000

Division:	NONE		
Cur. Use:	-		
Style:	Bungalow		
Size:	1,218 sq.ft.	Age:	-
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	80.00 Acres		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	-	Sewer:	-
Roof:	Asphalt Shingle	Near Town:	Nobleford
Basement:	-	LLD:	23-11-16-W4
Exterior:	-	Zoning:	RA
Foundation:	-	Utilities:	-
Features:	-		

Major Use: Beef, Cow, Pasture, See Remarks

ENDLESS OPPORTUNITY AWAITS WITH A NEW DUGOUT, HEATED SHOP, AND VERSATILE 80-ACRE PROPERTY! Welcome to this exceptional rural opportunity ideally situated just off Highway 23 and only 3 miles west of Keho Lake—well known for its kite surfing, fishing, golf, and camping. Whether you're looking to grow hay or barley, run cattle, graze livestock, or simply enjoy country living with room to expand, this adaptable 80-acre farm offers endless potential while remaining conveniently close to modern amenities. The property features a beautifully updated 5-bedroom, 2-bathroom bungalow that blends rural charm with modern comfort. Home improvements completed by the current owner include a stunning new kitchen, vinyl plank flooring, fresh paint, updated windows and doors, steel roofing, composite siding, central air conditioning, high-efficiency furnace, hot water tank, updated electrical, and a welcoming new front deck. The home sits on a solid ICF block foundation and offers impressive 9-foot basement ceilings. Outside, you'll find a 26' x 30' heated shop complete with concrete floors, 220-power, and an industrial radiant tube heater—creating an ideal year-round workspace. The homestead itself is gravelled and fenced, providing excellent separation from the surrounding land and ample space for large equipment, trailers, or commercial vehicles. Water infrastructure is already in place with a newly constructed 1.3M gallon, lined dugout servicing both livestock and the homestead, along with a 2,700-gallon cistern. Irrigation water rights for 5 acres are included, with the potential for 50 acres available through county application. Rarely does an affordable farm / acreage of this size, quality, and versatility become available. Contact your REALTOR® today to arrange your private viewing.

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